

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Chris and Leslie Breen
Site Plan Review

Case #: 14-R-02

Job Location: 625 NE 11 Ave

Date: 1/22/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. The following engineering plans signed by a registered engineer in the state of Florida shall be provided for review and evaluation prior to obtaining DRC authorization :
 - a. Paving and drainage (P & D) plan.
 - b. Signing and Marking Plan.
 - c. Water and sewer Plan.
 - d. Details and specifications sheet.
3. A twenty-four (24) foot wide parking drive aisle is required for ninety degree parking areas. The aisle adjacent to unit 5 is insufficient in width.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Chris & Leslie Breen

Case #: 14-R-02

Date: 1-22-02

Comments:

- 1) Flow test required and show hydrant location.
- 2) Please demonstrate compliance and outline the conditions of Table 500 of the new Florida Building Code on the plans.
- 3) Fire sprinkler system required as per 903.7 FBC
- 4) Show fire main on plans.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Chris & Leslie Breen

Case #: 14-R-02

Date: January 22, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Chris & Leslie Breen

Case #: 14-R-02

Date: 1/22/02

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. There may be utility lines at the rear property line. All planting must be in accordance with F.P.L. guidelines.
2. All Tree Preservation Ordinance requirements apply. "Equivalent replacement" for removed trees to be above minimum site Code requirements.
3. Add rain sensor requirement to irrigation note.
4. Verify that the 35% site landscape area requirement is met.

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Division: Planning

Member: Donald Morris
828-5265

Project Name: Townhouses
625 NE 11th Avenue

Case #: 14-R-02

Date: January 22, 2002

Project Description:

The petitioners propose the construction of a six (6) unit townhouse development in the RMM-25 zoning district. Residential developments of five (5) units or more require Level II Site Plan Review (DRC).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Victoria Park Civic Association.
2. Discuss how the trash collection is to be handled.
3. Provide a copy of the most current recorded plat and amendments, for the proposed site.
4. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
6. Provide color and materials information or samples for all exterior surfaces and indicate on all plans and elevations
7. Provide a recorded public utility/access easement for residents over the private drive and V.U.A (47-20.5 (D)(2)).
8. Provide a recorded maintenance agreement for the townhouse common area (47-18.33 (B)(11)).

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9. The private drive and the interior parking circulation shall comply with engineering standards (47-20.5 (B)(1)). Discuss with Engineering Representative.
10. There is a discrepancy between the Site Data paved V.U.A. (3,311.55 SF) and the Landscaping Calculations V.U.A. (6,104 SF). Discuss with Engineering and Landscaping Representatives.
11. Improvements in the public right-of-way shall adhere to engineering standards (i.e. drive approach, curb and gutter). Discuss need of any curb and gutter and /or sidewalk location with Engineering Representative.
12. Provide a north arrow on the site plan.
13. Property lines for each townhouse should to be clearly delineated on the site plan.
14. Provide a statement that the townhouse units will be sold fee simple on the site plan.
15. Any portion of the townhouse structure that exceeds twenty-two (22) feet in height, shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet (47-18.33 (b)(5)(d)). Provide the appropriate stepbacks for the parapet walls for the portions of the building on the north, south and west that are 25' in height (shown as sun decks). Provide the appropriate stepback for the portions of the structure that have an eave line of 29.5' in height on the east and west sides of the development.
16. Holiday Park is mislabeled as Victoria Park.
17. Additional comments may be forthcoming.
18. Final DRC approval is required.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Chris & Leslie Breen

Case #: 14-R-02

Date: 1-22-02

Comments:

Entranceways are recessed. Is this going to present a problem with the natural surveillance of the front doorways?

Is there enough room for vehicles to back out and / or turn around in the driveway/ courtyard?

Please submit responses in writing prior to sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

**Project
Name:** Chris & Leslie Breen

Case #: 14-R-02

Date: 1/22/02

Comments:

1. Discuss site circulation with applicant and Engineering representative.
2. Provide setback dimensions to safeguards of the sundecks.
3. Additional comments may be forthcoming at DRC meeting.